

**City of Greensboro Planning Department  
Zoning Staff Report  
January 10, 2004 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Items:** B, C

**Location:** 615 Pegg Road

**Applicant:** Deep River Warehouse, Inc.

**Owner:** Deep River Warehouse, Inc.

**From:** CD-CP

**To:** CD-LI

**Conditions:**

- 1) All uses permitted in the CP zoning district and Industrial and Commercial Machinery Manufacturing.
- 2) A non-disturbed buffer area 100 feet off the property line of all residents adjoining the southern property line of the golf course. Where there is not a natural buffer, one will be created using acceptable plantings such as white pines or other evergreen trees of a similar nature.
- 3) There shall be no building constructed within 200 feet of the south property line of the golf course abutting the Country Club Estates neighborhood.
- 4) Any and all lighting will be directed away from Country Club Estates.
- 5) No building that is on the property adjoining Country Club Estates shall be in excess of 40 feet in height.
- 6) All buildings built within the golf course shall be masonry or concrete prefab or tilt up composition.
- 7) The planted natural buffer or sight and sound-obscuring berm shall be constructed and maintained.

**Special Use Permit:** To allow Industrial and Commercial Machinery Manufacturing

SITE INFORMATION	
<b>Max. Developable Units &amp; Density</b>	N/A
<b>Net Density of Developable Land</b>	N/A
<b>Existing Land Use</b>	Industrial Warehouse
<b>Acreage</b>	9.80
<b>Physical Characteristics</b>	<i>Topography:</i> Flat <i>Vegetation:</i> Grass / Mature Trees <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Industrial/Corporate Park
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Food Express Office / Ronco Communications	CD-CP
<i>South</i>	Single Family Subdivision	RS-20
<i>East</i>	RF Micro Devices	CD-CP
<i>West</i>	Undeveloped / Mack Papers / Industrial Warehouses	CP

ZONING HISTORY		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
2504	1996	This property was part of Annexation Area Phase 3. The original zoning of Conditional Use – Corporate Park was approved by City Council August 6, 1996 and contained carry-over conditions that were originally approved by Guilford County.

## DIFFERENCES BETWEEN CD-CP (EXISTING) AND CD-LI (PROPOSED) ZONING DISTRICTS

**CD-CP:** Primarily intended to accommodate office, warehouse, research and development, and assembly uses on large sites in a planned, campus-like setting compatible with adjacent residential uses. The district may also contain retail and service uses which customarily locate within planned employment centers. The existing conditions are the same as Numbers 2) through 7) in this rezoning proposal. Uses prohibited under the existing zoning include: Animal feeder/breeder operations; mining and quarrying; construction trades; manufacture of: chemicals and allied products, dairy products, fats and oils, leather tanning, meat and poultry packing, paper and allied products, petroleum and related industries, primary metals, rubber and plastics, concrete products; hazardous waste storage or treatment; junkyards and auto wrecking; petroleum bulk stations; terminals or maintenance facilities; automotive dealers, truck sales and service stations; fuel oil dealers; auto rental and repair shops; car and truck washes; sanitary landfills and construction debris landfills, except that on-site construction debris landfills of less than three acres are permitted.

**CD-LI:** Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties. See conditions for use limitations.

### TRANSPORTATION

<b>Street Classification</b>	Pegg Road – Minor Thoroughfare.
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	None available.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

### ENVIRONMENTAL REVIEW

<b>Water Supply Watershed</b>	Yes, Upper Randleman Lake
<b>Floodplains</b>	None
<b>Streams</b>	None
<b>Other</b>	Max BUA allowed is 70%. If any BUA is proposed, a BMP will be required to treat this BUA to meet watershed regulations. Existing BUA must also be treated to the max extent possible if any BUA is proposed.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	100' non-disturbed buffer shall remain per zoning condition
East	N/A
West	N/A

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Economic Development Goal:* Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

*POLICY 7C:* Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

*POLICY 7C.1:* Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

*Industrial/Corporate Park:* This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** The original zoning of Conditional Use – Corporate Park was approved by City Council August 6, 1996 and contained carry-over conditions that were originally approved by Guilford County.

This request retains the conditions that were originally established by the County and carried over by the City in 1996 with the exception of the uses permitted on the property. The current application allows all uses permitted in the Corporate Park zoning district plus Industrial and Commercial Machinery Manufacturing which is allowed in Light Industrial with a Special Use Permit.

This request is consistent with the Industrial/Corporate Park classification on the Generalized Future Land Use Map.

Staff feels that this request is consistent with the Economic Development goal in Connections 2025 and addresses economic development policies 7C and 7C.1 which are listed above. Approval of the rezoning and Special Use Permit will permit the owner to make use of the existing building for a new industrial use in an area where both light and heavy industrial uses are encouraged for the present and the future.

**GDOT:** No additional comments.

**Water Resources:** The 36" pipe at the NE property corner requires a 20' drainage easement centered on the pipe since it carries public water.

## STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of both the rezoning and the Special Use Permit.